

**RUSH
WITT &
WILSON**



**1 Beechfield, Main Street, Northiam, East Sussex, TN31 6LP.
£615,000 Freehold**

A beautifully presented and deceptively spacious four bedroom semi-detached Grade II listed country home extending to over 1800 sqft arranged over three floors. Located within the highly desirable Village of Northiam, this impressive family home enjoys a generous living space whilst retaining a wealth of original period features throughout comprising a main entrance porch, attractive dining room with large inglenook fireplace, fitted wood burning stove and part exposed brick and quarry tile flooring, main living room with oak flooring, further fireplace and access to a cellar, open plan kitchen / dining / family room with fitted range style oven, walk-in larder cupboard and French doors to the rear garden, separate utility room with ample storage and WC. To the first floor are three principal double bedrooms to include a generous master bedroom complimented with fitted wardrobes and luxurious en-suite shower room suite in addition to the main family bathroom. To the second floor enjoys a impressive fourth bedroom with vaulted ceiling and exposed timbers with additional study room or dressing area. Externally the property enjoys a private rear garden with full width Indian Sandstone paved terrace providing an alfresco dining or entertaining space, steps lead to a tiered lawn with further shingled seating area with main body of lawn, raised deck terrace and large garden office with power and lighting. To the front offers a low maintenance garden with off road parking. Northiam Village benefits from two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.



Accessed off of Main Street with a drop curb and off road parking over hardstanding for one vehicle. Brick wall with low level wrought iron gate leading to a brick paved path and steps to the main entrance. Aggregate borders with specimen Acer tree. Front terrace is block paved with brick edge borders, external lighting, brick paved path to front leads to a high level close board gate which is painted and gives access to the side elevations. Storage area for the bins and the brick steps lead to:	which sit beneath oak block counter tops, exposed joinery, variety of above level power points, fitted Stoves range style oven with five ring induction hob, fitted extractor canopy and light above. Integrated Franke stainless bowl with drainer and tap, integrated Bosch dishwasher, soft closing pan drawers. Exposed brick work and joinery and a larder cupboard via double doors and fitted with shelving and lighting and power supply. At the dining end there is exposed oak flooring and joinery with space for dining table and chairs, hardwood glazed doors, two radiators, French doors leading onto the rear terrace, recessed downlights, turned carpeted staircase extending to first floor accommodation and storage cupboards below the staircase via painted doors with built-in shelving. Internal door leading into a utility.	Porcelain tiled flooring which is polished, window to the rear aspect, heated towel radiator, push flush WC, ceiling lights and extractor, wall hung basin with mosaic tiled splashbacks, wall mounted mirror, large walk-in shower enclosure with large rainfall head and ceramic wall tiling.	Private enclosed rear garden with full width Indian sandstone paved terrace, external lighting which provides a seating area with open access to side with brick paved path and high level gate leading to front. Outside boiler house via timber doors housing the Worcester Bosch gas boiler. From the terrace we have sleeping retaining wall, flagstone steps leading on to a tiered lawn which has a central pathway with is part aggregate and paved, seating area to the first tier enclosed by mature hedgerow and specimen bamboo, flowering shrubs and roses, steps then leading onto a second area of lawn enclosed by high level fencing, garden shed, raised decked seating area to one end and garden studio or home office.
Slate flooring, window to the front elevation with secondary glazing within, internal pine latch door leading directly into a dining room.		Window to the front aspect, radiator below, exposed joinery, exposed brick painted fireplace, alcove with built-in cupboards and shelving, further built-in wardrobe via a pine door with hanging rail.	
Part exposed brick and quarry tiled flooring, exposed joinery, window to the front aspect with secondary glazing, radiator, large exposed brick Inglenook fireplace with oak bressumer with a cast iron wood burning stove over a flagstone hearth and wall lights. Space for dining table and chairs, fitted low level cupboard to the alcove, built-in shelving, fitted book cases, high level cupboard housing the consumer unit, double internal part glazed oak doors leading into the main sitting room and further internal oak glazed door leading into the kitchen and also to the sitting room.	Slated tiled flooring, stable door leading onto the rear terrace, matching side light window, recessed downlights, fitted base and wall units, oak block countertops, under counter space for tumble dryer and washing machine, single stainless bowl with drainer and tap and internal door to a cloakroom and further storage cupboard and radiator.	Window to the front aspect, radiator, understairs storage cupboard via a pine door with shelving.	Anthracite French doors leading onto the decked terrace, oak flooring, window to the front aspect, recessed downlights, power supply.
		Slate tiled flooring, window to side elevations with secondary glazing, panelled bath suite with shower over, large rainfall head, travertine wall tiling, exposed joinery, push flush WC, pedestal wash basin, radiator.	Mains Drainage Full Gas Central Heating System
	Slate flooring, obscure window to side, wall hung hand basin, push flush WC and light.		None of the services or appliances mentioned in these sale particulars have been tested.
		Staircase leads into an attic room, window to side and leads to a study area.	It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.
Oak flooring, window to the front aspect with secondary glazing, radiator, open fireplace with decorative surround which is part stone and decorative tiled surround, slate hearth, wall lights and exposed joinery.	Exposed joinery and ceiling light and window to side elevations, further turned staircase leading to attic room.	Exposed joinery, built-in cupboards, open access to bedroom four with upright timbers.	Council Tax Band – E
	Split level floor, window to the rear aspect with radiator below, built-in cupboard with slatted shelving, two sets of built-in wardrobes with hanging rails and an internal door to:	Vaulted ceiling with exposed joinery, window to the rear, radiator below, further velux window with fitted blackout blind, eaves storage cupboard. Brickwork to chimney breast.	A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.
"L" shaped room with slate tiled flooring, two windows to the side aspect, exposed joinery, recessed downlights. Fitted base and wall units with contemporary high gloss doors			If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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